
RE: Copy of Distribution Letter + Plat for Del Webb - Maygrass AKA Jerome Phase 2 Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>

Date Thu 9/3/2026 4:59 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller
<bradbodenmiller@lucplanning.com>

Cc Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove
<josephgrove@lucplanning.com>

 4 attachments (22 MB)

DelWebMaygrassCoRevPg2.pdf; DelWebMaygrassCoRevPg3.pdf; DelWebMaygrassCoRevPg7.pdf;
DelWebMaygrassCoRevPg8.pdf;

Good Evening,

I am only sending the pages that have noteworthy items. The other pages were fine.

Page 1 is good.

Page 2 just has needed additional curve information

Page 3 Curve information is needed for Reserve A2

Page 4 is good

Page 5 is good

Page 6 is good

Page 7 has a few dimensions of 50 feet at the ends of the street that should be 25 feet

Page 8 One additional dimension is needed on the north side of Reserve "L". I believe it should be 1313.17 feet.

Thanks,

Chris Clapsaddle

Mapping Manager

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3121

cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Tuesday, August 25, 2026 11:04 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>

Subject: Copy of Distribution Letter + Plat for Del Webb - Maygrass AKA Jerome Phase 2 Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + provided a link to a **digital copy** of the Plat for **Del Webb - Maygrass (AKA Jerome), Phase 2 – Final Plat**.

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any LUC decision letters associated with the plat. If you scroll-through each LUC decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

[2026 Subdivision Reviews - September](#)

Note: This is one of eight subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

SINGLE FAMILY (LOTS 160-196, 246-276, 287-327 AND 356)
MIN. LOT AREA: 5,520 SF
MIN. LOT WIDTH: 46'
MIN. FRONT YARD SETBACK: 15'
MIN. REAR YARD SETBACK: 15'
MIN. SIDE YARD SETBACK: 5'

NOTE "C": ACREAGE BREAKDOWN

ACREAGE IN LOTS 160-196, 246-276, 287-327 AND 356: 18.210 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY: 11.472 ACRES
ACREAGE IN RESERVES: 31.184 ACRES
TOTAL ACREAGE: 60.866 ACRES

V.M.S. 5132: 55.516 ACRES
V.M.S. 5134: 5.350 ACRES
TOTAL ACREAGE: 60.866 ACRES

PARCEL NUMBERS: MAP NUMBERS: ACREAGE:
15-0020021.1000 135-00-00-053.001 13.725 ACRES
15-0020031.0000 135-00-00-040.000 30.520 ACRES
15-0020032.0010 135-00-00-038.001 11.271 ACRES
15-0020014.0000 135-00-00-090.000 5.350 ACRES
TOTAL ACREAGE: 60.866 ACRES

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS PHASE 2, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "E": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN DEL WEBB MAYGRASS PHASE 2, ROAD RIGHT OF WAYS.

NOTE "F": RESERVES "A2", "A3", "G2", "H1", "I", "J", "K", AND "L" AS DEDICATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS OF DEL WEBB MAYGRASS PHASE 2.

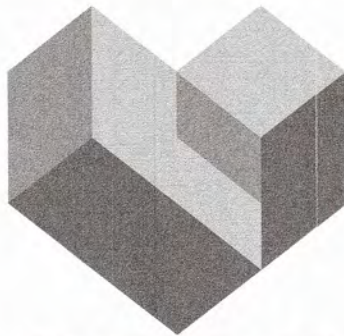
STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR DEL WEBB MAYGRASS PHASE 2.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	16° 18' 45"	560.00'	159.44'	N31° 27' 35"E, 158.90'
C2	16° 18' 45"	600.00'	170.82'	N31° 27' 35"E, 170.25'
C3	34° 01' 58"	640.00'	380.15'	N40° 19' 12"E, 374.59'
C4	34° 01' 58"	560.00'	332.63'	S40° 19' 12"W, 327.76'
C5	1° 23' 36"	475.00'	11.55'	N20° 33' 54"W, 11.55'
C6	13° 45' 52"	225.00'	54.05'	S29° 54' 40"W, 53.92'
C7	12° 59' 45"	335.00'	75.98'	N72° 28' 35"W, 75.82'
C8	2° 24' 09"	345.00'	14.47'	S39° 09' 48"W, 14.46'
C9	46° 49' 25"	640.00'	523.03'	N63° 01' 40"E, 508.59'
C10	6° 06' 47"	640.00'	68.28'	S26° 21' 36"W, 68.25'
C11	84° 54' 01"	35.00'	51.86'	S13° 02' 00"E, 47.25'
C12	87° 55' 04"	35.00'	53.71'	N80° 33' 27"E, 48.59'
C13	23° 04' 47"	175.00'	70.49'	N48° 08' 19"E, 70.02'
C14	90° 00' 00"	35.00'	54.98'	N14° 40' 42"E, 49.50'
C15	10° 27' 12"	475.00'	86.66'	S25° 05' 42"E, 86.54'
C16	10° 27' 12"	425.00'	77.54'	S25° 05' 42"E, 77.43'
C17	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C18	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C19	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C20	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C21	53° 21' 02"	275.00'	256.06'	S3° 38' 47"E, 246.91'
C22	53° 21' 02"	225.00'	209.51'	N3° 38' 47"W, 202.02'
C23	90° 00' 00"	35.00'	54.98'	N75° 19' 18"W, 49.50'
C24	9° 16' 51"	475.00'	76.94'	S55° 02' 16"W, 76.86'
C25	14° 34' 19"	1025.00'	280.89'	S57° 41' 00"W, 259.98'
C26	63° 41' 26"	225.00'	250.11'	S33° 07' 27"W, 237.43'
C27	80° 15' 11"	250.00'	350.17'	S38° 50' 52"E, 322.24'
C28	12° 59' 45"	385.00'	87.33'	S72° 28' 35"E, 87.14'
C29	16° 01' 42"	300.00'	83.92'	N70° 57' 37"W, 83.65'
C30	79° 40' 57"	35.00'	48.68'	S77° 12' 46"W, 44.85'
C31	2° 59' 35"	345.00'	18.02'	S38° 52' 05"W, 18.02'
C32	2° 59' 35"	295.00'	15.41'	N38° 52' 05"E, 15.41'
C33	79° 40' 57"	35.00'	48.68'	N2° 28' 10"W, 44.85'
C34	43° 35' 22"	300.00'	228.23'	N20° 30' 58"W, 222.77'
C35	63° 41' 26"	275.00'	305.69'	N33° 07' 27"E, 290.20'
C36	14° 34' 19"	975.00'	247.97'	N57° 41' 00"E, 247.30'
C37	9° 16' 51"	525.00'	85.04'	N55° 02' 16"E, 84.95'
C38	97° 04' 10"	35.00'	59.30'	N11° 08' 37"E, 52.46'
C39	18° 05' 33"	275.00'	86.84'	N46° 26' 15"W, 86.48'
C40	84° 54' 01"	35.00'	51.86'	S82° 03' 58"W, 47.25'
C41	5° 05' 59"	600.00'	53.40'	N37° 03' 58"E, 53.39'
C42	11° 12' 46"	600.00'	117.42'	N28° 54' 36"E, 117.23'
C43	34° 01' 58"	600.00'	356.39'	N40° 19' 12"E, 351.18'
C44	25° 09' 43"	300.00'	131.75'	S42° 54' 09"E, 130.69'
C45	2° 04' 56"	300.00'	10.90'	S54° 26' 33"E, 10.90'
C46	23° 04' 47"	300.00'	120.84'	S41° 51' 41"E, 120.03'
C47	53° 21' 02"	250.00'	232.79'	S3° 38' 47"E, 224.47'
C48	9° 16' 51"	500.00'	80.99'	S55° 02' 16"W, 80.90'
C49	14° 34' 19"	1000.00'	254.33'	S57° 41' 00"W, 253.64'
C50	63° 41' 26"	250.00'	277.90'	S33° 07' 27"W, 263.81'
C51	80° 15' 11"	275.00'	385.19'	S38° 50' 52"E, 354.48'
C52	53° 54' 26"	275.00'	258.74'	S25° 40' 29"E, 249.30'
C53	26° 20' 46"	275.00'	126.45'	S65° 48' 05"E, 125.34'
C54	12° 59' 45"	360.00'	81.66'	S72° 28' 35"E, 81.48'
C55	2° 59' 35"	320.00'	16.72'	S38° 52' 05"W, 16.71'
C56	23° 04' 47"	150.00'	60.42'	N48° 08' 19"E, 60.01'
C57	10° 27' 12"	450.00'	82.10'	S25° 05' 42"E, 81.99'
C58	11° 46' 55"	175.00'	35.99'	N42° 29' 23"E, 35.92'
C59	11° 17' 52"	175.00'	34.51'	N54° 01' 46"E, 34.45'
C60	9° 03' 36"	475.00'	75.11'	N25° 47' 30"W, 75.03'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C61	5° 09' 22"	35.00'	3.15'	S32° 53' 59"E, 3.15'
C62	84° 50' 38"	35.00'	51.83'	N77° 53' 59"W, 47.22'
C63	8° 02' 25"	275.00'	38.59'	S26° 18' 05"E, 38.56'
C64	33° 44' 07"	225.00'	132.48'	S19° 55' 32"W, 130.57'
C65	33° 22' 47"	225.00'	131.08'	N13° 37' 55"W, 129.24'
C66	2° 50' 47"	475.00'	23.60'	S58° 15' 18"W, 23.60'
C67	6° 26' 04"	475.00'	53.34'	S53° 36' 53"W, 53.32'
C68	2° 32' 36"	1025.00'	45.50'	S51° 40' 09"W, 45.49'
C69	3° 04' 13"	1025.00'	54.93'	S54° 28' 33"W, 54.92'
C70	2° 51' 04"	1025.00'	51.00'	S57° 26' 12"W, 51.00'
C71	2° 51' 04"	1025.00'	51.00'	S60° 17' 16"W, 51.00'
C72	2° 51' 04"	1025.00'	51.00'	S63° 08' 20"W, 51.00'
C73	0° 24' 18"	1025.00'	7.24'	S64° 46' 01"W, 7.24'
C74	24° 35' 37"	225.00'	96.58'	S52° 40' 21"W, 95.84'
C75	33° 25' 21"	225.00'	131.25'	S23° 39' 52"W, 129.40'
C76	5° 40' 28"	225.00'	22.28'	S4° 06' 58"W, 22.27'
C77	16° 00' 53"	250.00'	69.88'	S6° 43' 43"E, 69.65'
C78	27° 39' 47"	250.00'	120.70'	S28° 34' 03"E, 119.53'
C79	29° 39' 45"	250.00'	129.43'	S57° 13' 50"E, 127.99'
C80	6° 54' 46"	250.00'	30.16'	S75° 31' 05"E, 30.14'
C81	1° 39' 40"	385.00'	11.16'	S78° 08' 38"E, 11.16'
C82	9° 20' 51"	385.00'	62.81'	S72° 38' 23"E, 62.74'
C83	0° 35' 26"	345.00'	3.56'	S37° 40' 01"W, 3.56'
C84	14° 25' 43"	300.00'	75.55'	S35° 05' 47"E, 75.35'
C85	3° 59' 55"	300.00'	20.94'	N25° 52' 58"W, 20.93'
C86	11° 50' 18"	300.00'	61.99'	N17° 57' 52"W, 61.87'
C87	11° 50' 18"	300.00'	61.99'	N6° 07' 34"W, 61.87'
C88	1° 29' 09"	300.00'	7.78'	N0° 32' 09"E, 7.78'
C89	7° 48' 17"	275.00'	37.46'	N5° 10' 52"E, 37.43'
C90	12° 50' 44"	275.00'	61.65'	N15° 30' 23"E, 61.53'
C91	12° 50' 44"	275.00'	61.65'	N28° 21' 07"E, 61.53'
C92	12° 50' 44"	275.00'	61.65'	N41° 11' 51"E, 61.53'
C93	12° 50' 44"	275.00'	61.65'	N54° 02' 35"E, 61.53'
C94	4° 30' 12"	275.00'	21.62'	N62° 43' 03"E, 21.61'
C95	1° 10' 03"	975.00'	19.87'	N64° 23' 08"E, 19.86'
C96	4° 20' 51"	975.00'	73.98'	N61° 37' 41"E, 73.97'
C97	4° 20' 51"	975.00'	73.98'	N57° 16' 50"E, 73.97'
C98	4° 23' 12"	975.00'	74.65'	N52° 54' 48"E, 74.63'
C99	0° 19' 22"	975.00'	5.49'	N50° 33' 32"E, 5.49'
C100	0° 15' 26"	525.00'	2.36'	N50° 31' 34"E, 2.36'
C101	6° 56' 30"	525.00'	63.61'	N54° 07' 32"E, 63.57'
C102	2° 04' 55"	525.00'	19.08'	N58° 38' 14"E, 19.08'
C103	10° 20' 01"	275.00'	49.60'	N42° 33' 29"W, 49.53'
C104	7° 45' 31"	275.00'	37.24'	N51° 36' 15"W, 37.21'
C105	80° 24' 21"	35.00'	48.12'	N3° 36' 15"W, 45.18'
C106	23° 04' 47"	125.00'	50.35'	N48° 08' 19"E, 50.01'
C107	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C108	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C109	90° 00' 00"	35.00'	54.98'	N75° 19' 18"W, 49.50'
C110	13° 29' 08"	325.00'	76.49'	N37° 03' 52"W, 76.32'
C111	0° 10' 18"	325.00'	0.97'	S30° 24' 27"E, 0.97'
C112	8° 17' 10"	325.00'	47.00'	N34° 38' 11"W, 46.96'
C113	1° 59' 15"	385.00'	13.35'	S66° 58' 20"E, 13.35'
C114	0° 14' 03"	345.00'	1.41'	N58° 49' 42"E, 1.41'
C115	5° 01' 40"	325.00'	28.52'	N41° 17' 36"W, 28.51'
C116	6° 01' 09"	525.00'	55.15'	S34° 53' 45"W, 55.13'
C117	6° 01' 09"	3250.84'	341.52'	S80° 28' 34"W, 341.36'
C118	19° 51' 42"	597.00'	206.95'	N47° 24' 20"E, 205.92'
C119	16° 28' 11"	561.11'	161.29'	N45° 44' 13"E, 160.74'

C120 275.00' 217.41' N0° 22' 26"E 211.75'



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.764.7090 Fax: 688.208.4526

DEL WEBB MAYGRASS
PHASE 2

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134.

Revisions / Submissions

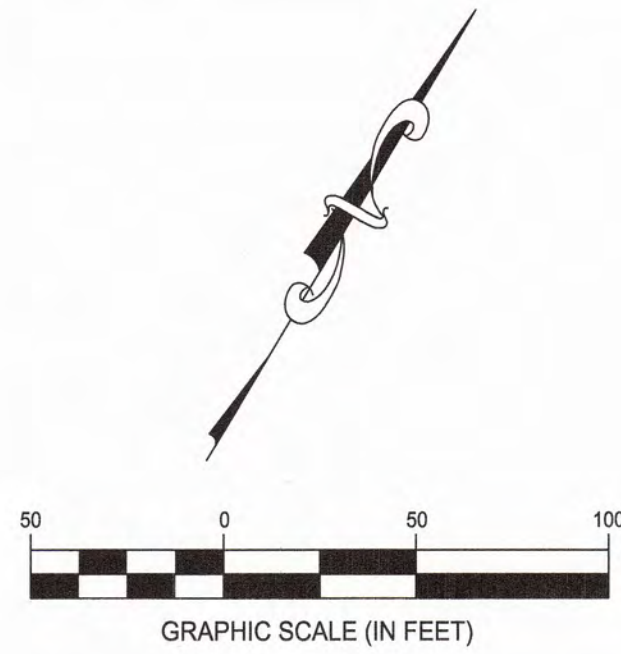
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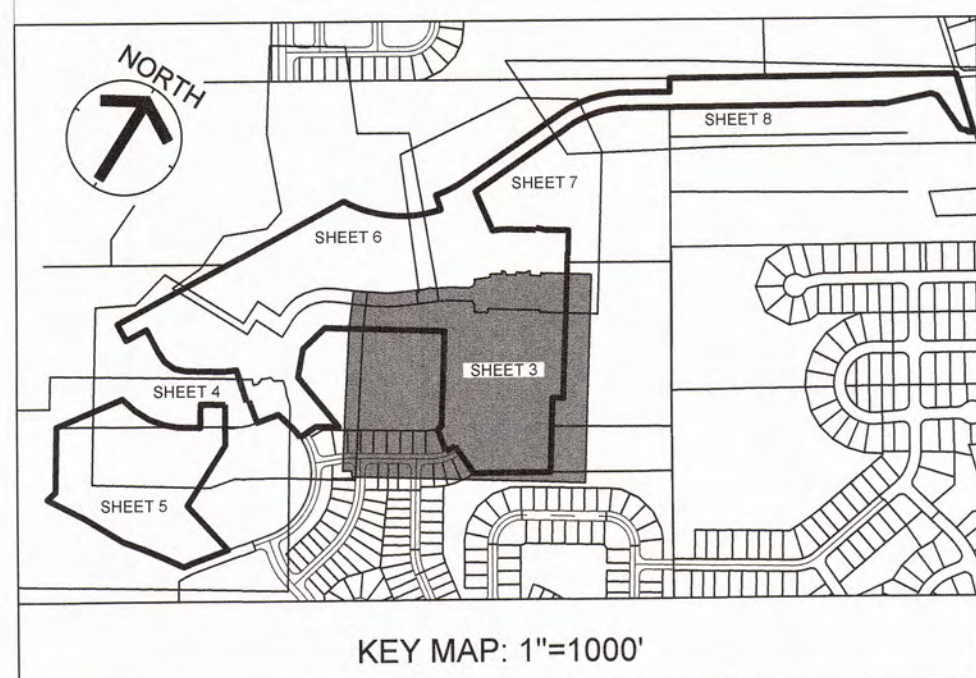
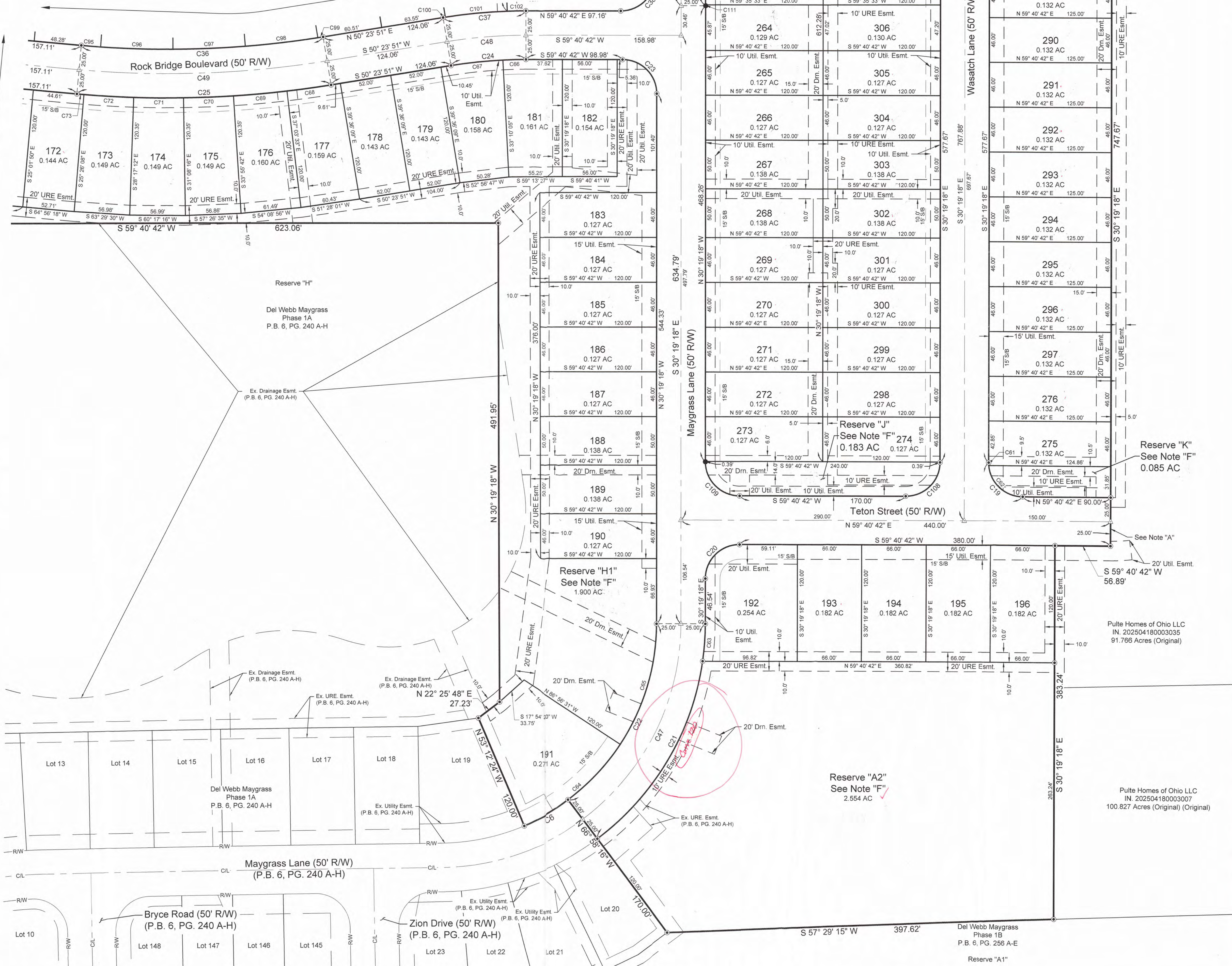
Project Number: 762622
Scale: N/A
Drawn By: CLD
Checked By: APC
Date: 8/19/2026
Issue: N/A

Drawing Title:

PLAT



- CESO SURVEY LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - MAG NAIL FOUND
 - IRON PIN FOUND AS DESCRIBED



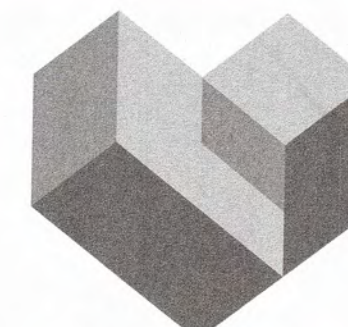
DEL WEBB MAYGRASS PHASE 2

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Revisions / Submissions		
ID	Description	Date

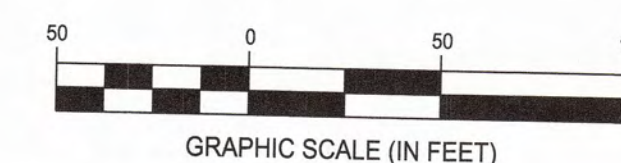
Project Number: 762622
Scale: N/A
Drawn By: CLD
Checked By: APC
Date: 8/19/2026
Issue: N/A

Drawing Title:
PLAT



CESO
WWW.CESOINC.COM

2600 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.206.4826



GRAPHIC SCALE (IN FEET)

CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- IRON PIN FOUND AS DESCRIBED

DEL WEBB MAYGRASS PHASE 2

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Revisions / Submissions

ID	Description	Date
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Project Number: 762622

Scale: N/A

Drawn By: CLD

Checked By: APC

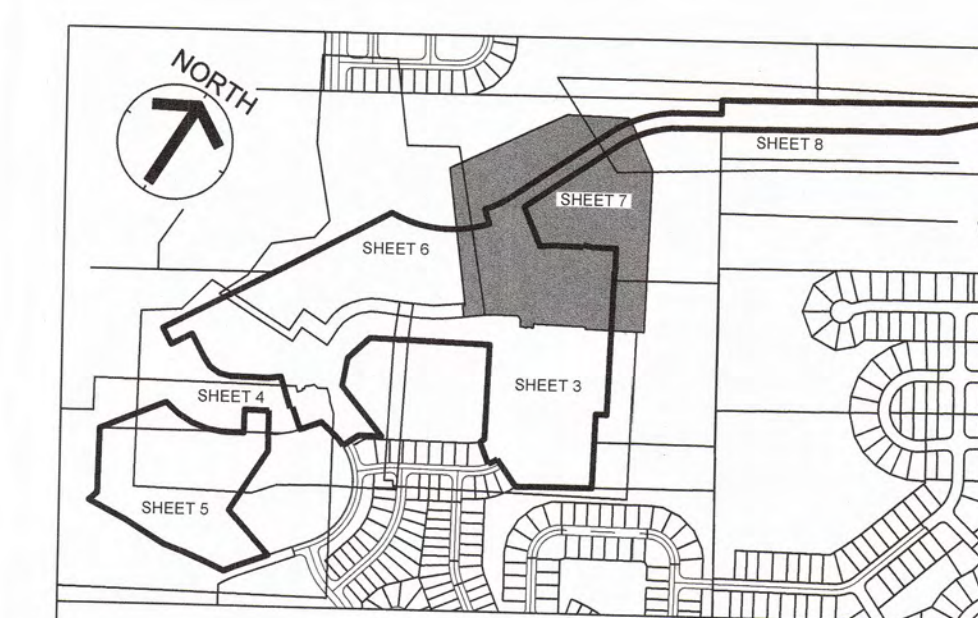
Date: 8/19/2026

Issue: N/A

Drawing Title:

PLAT

7 of 8



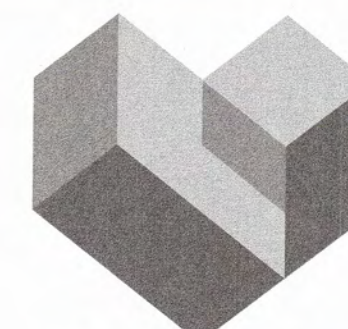
KEY MAP: 1"=1000'



SEE SHEET 8

SEE SHEET 6

SEE SHEET 3



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2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7090 Fax: 614.206.4826

DEL WEBB MAYGRASS PHASE 2

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Revisions / Submissions

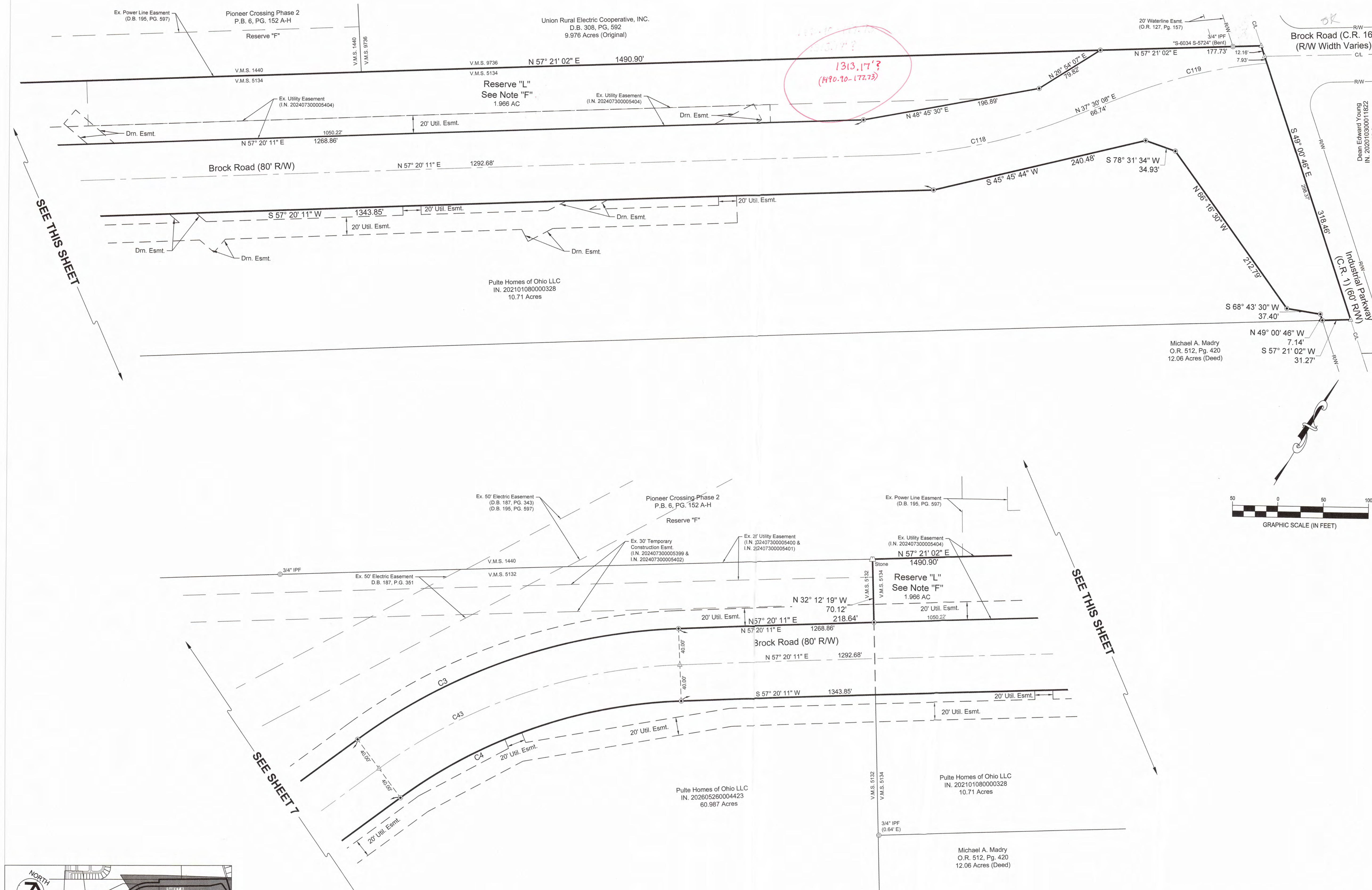
ID	Description	Date
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© 2026 CESO, INC.

Project Number: 762622
Scale: N/A
Drawn By: CLD
Checked By: APC
Date: 8/19/2026
Issue: N/A

Drawing Title:

PLAT



CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- IRON PIN FOUND AS DESCRIBED